

ORDINANCE NO. 20090305-036

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8524 PEACEFUL HILL LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-2008-0217, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1-A, Resubdivision of Lot 1 of a Resubdivision of a portion of R.A. Nowlin's Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 47, Page 35, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8524 Peaceful Hill Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses of the Property:

Business or trade school
Club or lodge
Communication services
Community events
Community recreation (public)
Construction sales & services
Convenience storage
Electronic prototype assembly
Equipment repair services
Food preparation
Printing & publishing

Business support services
College & university facilities
Communication service facilities
Community recreation (private)
Congregate living
Convalescent services
Custom manufacturing
Electronic testing
Exterminating services
Limited warehousing & distribution
Private secondary educational facilities

- B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

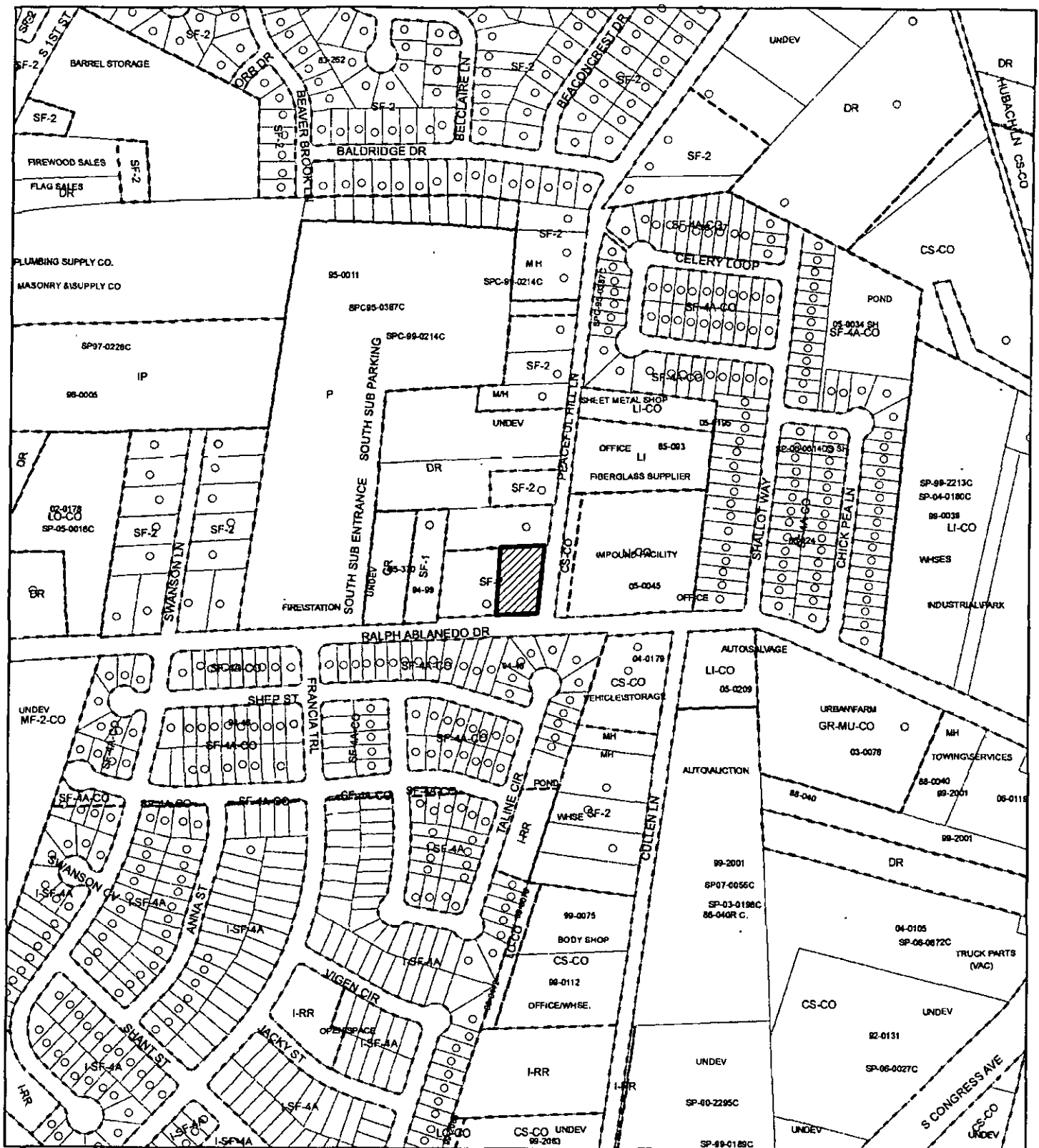
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 16, 2009.

PASSED AND APPROVED

_____, March 5, 2009 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



ZONING EXHIBIT A



SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: C14-2008-0217
 ADDRESS: 8524 PEACEFUL HILL LANE
 SUBJECT AREA: 0.68 ACRES
 GRID: G14
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS

1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

